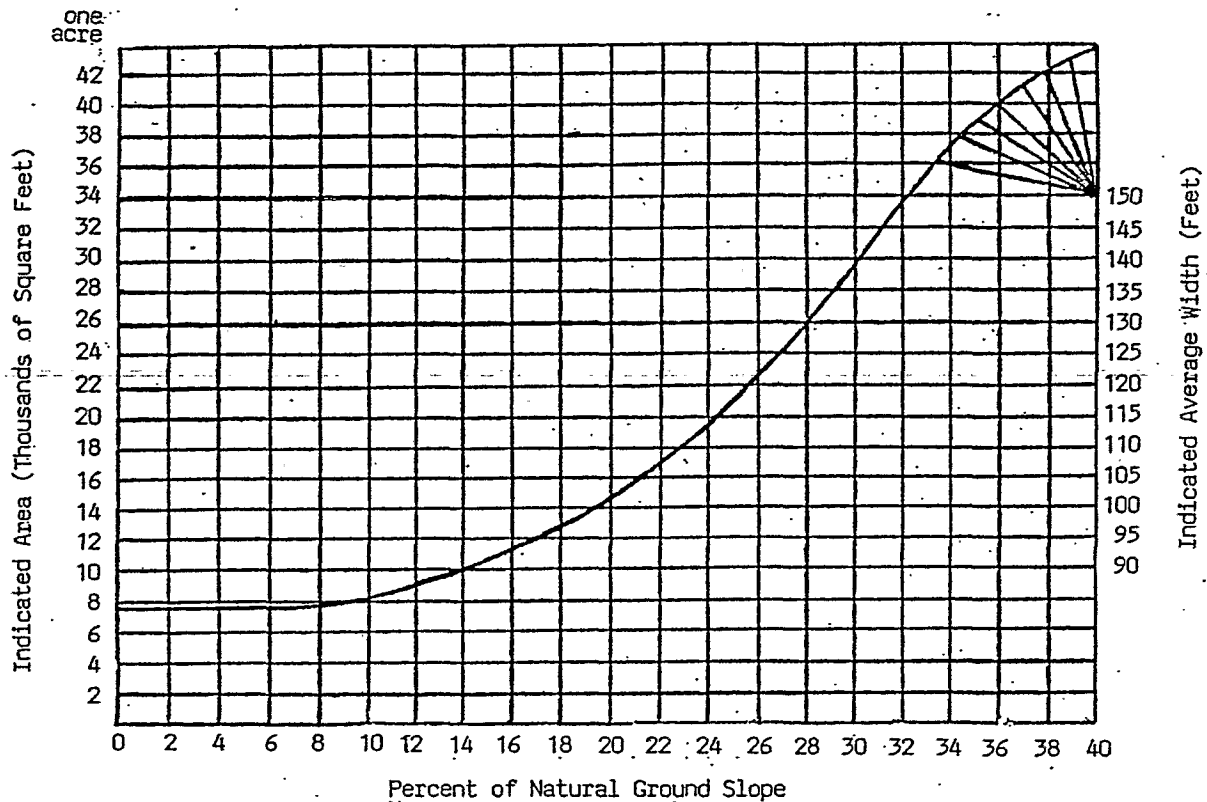


SLOPE CHART NO. 1

Slope Chart No. 1 shall apply to all lots in the unincorporated area of Marin County, unless Slope Chart No. 2 or any of the Lot-Slope requirements of Section 22.72.030 apply.



Example: For a lot whose ground slope is 28%, the indicated area is 26,000 square feet and the indicated average width is 130 feet.

22.73.030 Special Area Slope Requirements. The following slope requirements are applicable only in the area to which they are specifically applied to the exclusion of any other slope requirements.

1. **Sleepy Hollow:** This lot slope requirement applies only in the area of the District Zoning Map for Sleepy Hollow, as adopted by the Board of Supervisors by Ordinance No. 784.
 - a. Where the average natural ground slope is 15% or less, the minimum lot area shall be 15,000 square feet.
 - b. Where the average natural ground slope is more than 15%, 1,000 square feet additional lot area shall be added for each additional one percent of slope, to a maximum of 45,000 square feet.
2. **Indian Valley:** This lot slope requirement applies only in the area of the Indian Valley Specific Plan, as adopted by the Board of Supervisors by Resolution No. 73-119.

Average Natural Slope of Lot

Minimum Lot Size

Less than 10%
10% to 20%
Over 20%

1.0 Acres
1.5 Acres
2.0 Acres

22.73.050 Zoning Regulations. Where the existing zoning requires a lot area or average width greater than that required by this Chapter, then said zoning requirements shall prevail. (Ordinance 2058, 1974)

PLANNING DEPARTMENT POLICY DETERMINATION #2

AVERAGE SLOPE CALCULATION:

When implementing Chapter 22.73, Lot Slope Requirements, Section 22.72.055 - Garages, Carports and Cardecks on Steep Lots, Section 22.82.025 - Substandard Size Building Sites, and other permits requiring determination of average slope of lot or parcel, the following formula and interpretation shall be employed:

Average Percent of Slope

- A. The average percent of slope is calculated using the following formula:

$$S = (100 \times I \times L) \div A$$

Where S is the average percent of slope

I is the contour interval in feet

L is the summation of length of the contour lines in feet

A is the area of the parcel in square feet

- B. Slope calculations shall be based on accurate topographic survey maps drawn to the following minimum standards:
1. All maps shall be drawn to a scale not less than one inch equals one hundred feet.
 2. Contour lines shall have the following maximum intervals:
 - a. Ten-foot intervals for ground slope over 15%
 - b. Five-foot intervals for ground slope below 15%

Date of Policy issuance:

Marin County Community Development Agency
Planning Division

3501 Civic Center Drive, #308
San Rafael, CA 94903-4157


Chief
Current Planning

2/20/84

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